

Grantee's address:

HORTON, DRAWDY, HAGINS, WARD & BLAKELY GREENVILLE, S. C. 29603

FILED

GREENVILLE CO. S.C.

VOL 1086 PAGE 727

STATE OF SOUTH CAROLINA

FEB 9 11 37 AM '79

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES O. FARNSWORTH and E. L. CHESNUTT

in consideration of Seven Thousand Two Hundred Fifty and No/100 (\$7,250.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PAUL MONTGOMERY, his heirs and assigns forever: 2810 Pinsett Hwy 29609

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, in the Town of Travelers Rest, lying on the southeastern side of Old Highway 25 and being shown on a plat entitled "Survey for Paul Montgomery", dated December 27, 1978, prepared by Carolina Surveying Co., recorded in the Greenville County R.M.C. Office in Plat Book 62 at Page 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Old Highway 25 at the intersection of the right-of-way of Old Highway 25 and Hemlock Drive, and running thence along Hemlock Drive S. 42-15 E., 86.9 feet to a nail and cap; thence continuing along Hemlock Drive S. 5-19 E., 63.9 feet to an iron pin; thence S. 52-04 W., 18.0 feet to an old iron pin; thence N. 37-14 W., 141.5 feet to a point on the southeastern side of the right-of-way of Old Highway 25; thence along the right-of-way of Old Highway 25, N. 53-25 E., 44.2 feet to an iron pin, the point and place of beginning.

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This is the same property conveyed to the Grantors herein by deed of Frank P. McGowan, Master, recorded in the Greenville County R.M.C. Office on September 7, 1978, in Deed Book 1086 at Page 920 and by quit-claim deed of Doc Green's Auto Parts, Inc., recorded in the Greenville County R.M.C. Office on February 5, 1979, in Deed Book 1096 at Page 529.

This conveyance is made subject to all easements, conditions, covenants, encroachments, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

The warranties hereinafter set forth apply only to that portion of the property hereby conveyed, title to which was conveyed to the Grantees by deed of Frank P. McGowan, Master recorded as shown above.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 2nd day of February 19 79

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Jan M. Wylie

James O. Farnsworth (SEAL)
Ed Chesnutt (SEAL)

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
FEB-79 \$ 15.00

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of February 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

Jan M. Wylie

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest, and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

2nd day of February 19 79
James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

Elizabeth E. Farnsworth
Mrs. J. Chesnutt

RECORDED this day of FEB 9 1979

at 11:37 A.M. 23210

497-5-6

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
PB. FEB-79 \$ 08.25

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